



1a Conygar Close, Clevedon, BS21 6AP
£1,750 per calendar month

Steven
Smith

Occupying a desirable position in Clevedon's picturesque Swiss Valley, this attractive detached home is light and spacious. To the ground floor, the property provides a beautifully fitted and very welcoming kitchen/diner which leads into a generous sitting room with woodburning stove and views towards Court Woods, a lovely space in which to relax. Also on this level are two well proportioned bedrooms and a modern shower room for convenience. To the first floor there are two further bedrooms which both benefit from eaves storage and a stylish boutique style bathroom. Outside, the grounds have been designed to be low maintenance whilst still providing a pleasant space in which to relax in the sunshine. To the front, there is off street parking together with an attractive covered seating area and contemporary raised borders. To the rear, an enclosed garden enjoys a lovely wooded backdrop and provides the perfect blank canvas for any keen gardener. From this convenient location, there is easy access to local schools, woodlands walks and for those grocery essentials, M&S Food is a short stroll away.

Accommodation (all measurements approximate)
GROUND FLOOR

Front door opens to:

Kitchen/Diner 22'8" x 9'1" max 6'6" min
Beautifully fitted with a comprehensive range of wall and base units with working surfaces, stainless steel sink, electric cooker point with contemporary extractor hood. Integrated appliances to include dishwasher and washer/dryer, space for fridge/freezer, two windows looking out to front, wood effect floor, cupboard for shoes and coats etc, spotlights.

Sitting Room 12' 8" x 11' 5" (3.86m x 3.48m)
A woodburning stove takes centre stage, french doors opening to the rear garden and a pleasant outlook back up towards the Court woods.

From the kitchen/diner a door opens to an inner hall with wood effect floor, stairs to first floor, door to rear garden.

Bedroom 1 12' 3" x 10' 4" (3.73m x 3.15m)
Window looking out onto the front garden.

Bedroom 2 11' 4" x 7' 1" (3.45m x 2.16m)
Measurements include the airing cupboard housing the Vaillant gas fired combination boiler. Window overlooking the rear garden providing the same pleasant outlook as the sitting room.

Shower Room

Beautifully fitted with a three piece white suite of WC, contemporary washhand basin with storage below, shower cubicle with mains shower, partially tiled walls, wood effect floor, radiator, extractor fan.

FIRST FLOOR

Landing. Window, spotlights, three built in cupboards.

Bedroom 3 11' 6" x 10' 4" (3.50m x 3.15m)
NB. Measurements are floor space due to restricted head height because of the pitch of the roof. Measurements exclude built in eaves storage. Window to side.

Bedroom 4 10' 8" x 10' 5" (3.25m x 3.17m)
NB. Measurements are floor space due to restricted head height because of the pitch of the roof. Measurements exclude built in eaves storage. Window to side.

Bathroom

Beautifully fitted with a three piece white suite of WC, washhand basin, bath, partially tiled walls, wood effect floor, obscure window, extractor fan, access to a storage cupboard also housing the controls for the solar panels.

OUTSIDE

From Conygar Close a block paved driveway provides off road parking. A contemporary pathway then leads to the front door and this porcelain tiled patio extends to the majority of the front garden where there is a beautiful pergola

providing cover for outdoor seating areas, there are raised sleeper borders. Access to the rear garden can be gained via the right hand side of the property where there is another area of beautiful porcelain tiled floors, two areas of stone chippings, bound by feather-board fencing, small area of established shrubs and again that pleasant outlook towards the woods in the distance.

Rent per calendar month: £1,850

Deposit: £1,950 to be lodged with the DPS

Term: Periodic

Services: All mains services connected - Tenant to pay.

Insurance: The landlord will be responsible for the buildings insurance. We recommend that the tenant take out adequate contents insurance and accidental damage insurance.

Council Tax Band: D - tenant to pay

Availability: Immediately, subject to referencing

Energy Rating: C

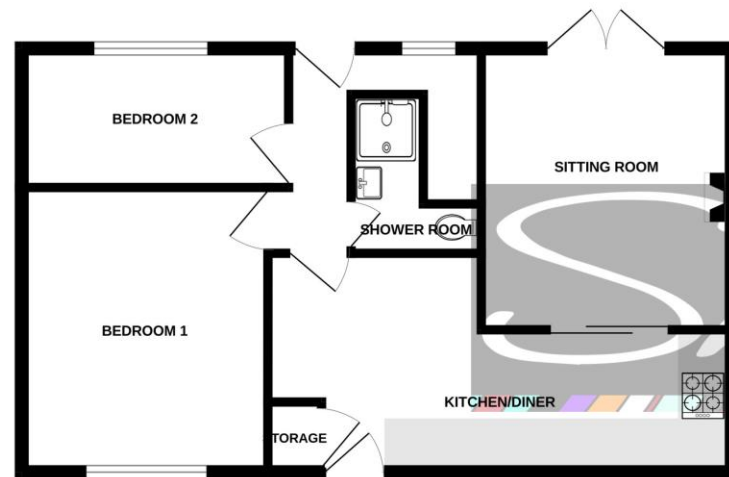
Additional fees may apply and will be advised to you before you take up the tenancy.

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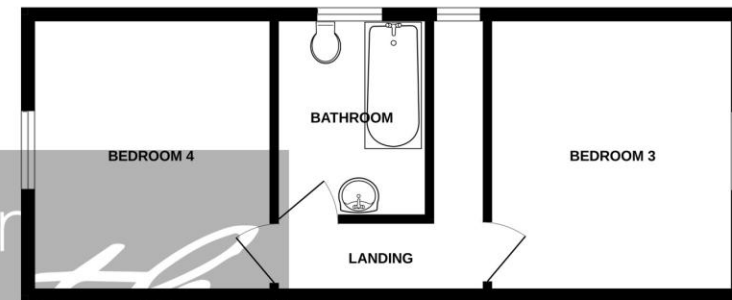




GROUND FLOOR

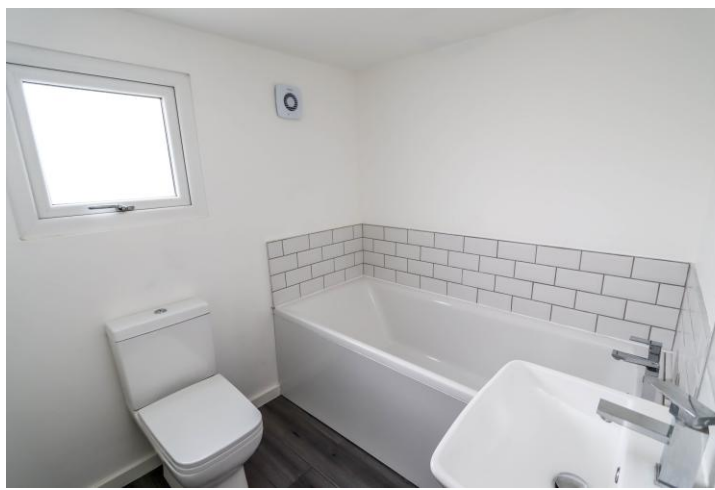


1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Please Note

Items shown in photographs are not included unless specifically mentioned within the sales particular, they may be available by separate negotiation. Any services, heating systems, appliances or installations referred to in these particulars have not been tested and no guarantee can be given that these are in working order. The photographs have been taken using a wide angle lens.

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